



CHARTERED SURVEYORS & ESTATE AGENTS

SECOND FLOOR OFFICE ACCOMMODATION IN REGENT HOUSE

NIA 20.05 sq m (216 sq ft) – 58.13 sq m (828 sq ft) approx



**REGENT HOUSE
61 & 62 OXFORD STREET
WELLINGBOROUGH
NORTHANTS NN8 4JL**

**TO LET – NEW LEASE - £12,000 per annum inclusive of Services & Reception Facilities.
Small Business Relief Available on Rates**

The offices are located on the second floor consisting of 4 offices as a suite. The offices have all recently been decorated, carpeted and have gas central heating.

Included in the rental price are the heating costs, water and drainage as well as alarm system and reception services.

There are currently 2 other businesses in the property. Ground floor and first floors are occupied by accountants and solicitors. Similar businesses will not be considered for this office suite.

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NET INTERNAL AREAS:

Accommodation: 58.13 sq m (828 sq ft) approx

THE PROPERTY:

4 Office suites available on the second floor.

TO LET:

New Lease or Licence on internal repairing and insuring basis.

RENT:

£12,000 per annum inclusive of services. Internet and phone connections are Tenants responsibility.

SERVICES:

We understand that mains water, electricity, gas and drainage are connected to the property.

Heating to the property is from a gas radiator central heating system.

Please note that Harwoods have not tested any appliances, services or systems and therefore offer no warranty. Interested parties to satisfy themselves about the services, system or appliances.

BUSINESS RATES:

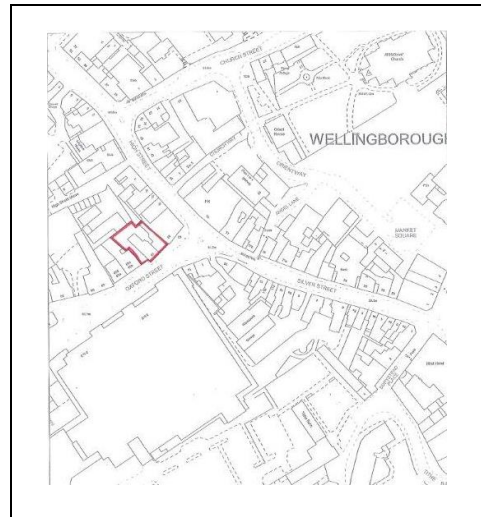
To be separately assessed.

LEGAL FEES:

Each party to be responsible for their own legal costs in respect of this Lease.

ENERGY EFFICIENCY RATING:

E - 123



547/DJW

TO VIEW AND FOR FURTHER DETAILS PLEASE CONTACT

**Andrew Woods FRICS or Duncan Woods – Tel: 01933-441464
or e-mail com@harwoodsproperty.co.uk**

WARNING Harwoods for themselves and for the vendors of this property whose Agents they are, give notice that (i) The particulars are produced in good faith, are set out as a general outline and description only for the guidance of intended purchasers, and do not constitute either fully or part of an offer or contract. (ii) No person in the employment of Harwoods has any authority to make or give any representation or warranty in relation to this property. (iii) All descriptions, dimensions, measurements, references to condition and necessary permissions for use and occupation and other details are given without any responsibility and as a guide only, and are not precise. Any intended purchasers should not rely on them as statements or representation of fact but must satisfy themselves through their own endeavours and enquiries as to the correctness of each of them.

VAT: All figures quoted for rents, charges and sale price are exclusive of VAT. Purchasers/Tenants must clarify whether VAT is payable or not.